

adroit

HOUSE OF AMBAL
Gemini, Anna Salai

[IN THE MIDDLE OF THE BUSTLE.
WITHOUT THE HUSTLE.]

So close to all
the action.
So secluded
from the noise.





Adroit presents House of Ambal.

A coveted home off Gemini, Anna Salai offering 26 units of 2, 2.5 and 3 BHK apartments.

Gemini - the word conjures a world packed with action.

Roads bursting with traffic.

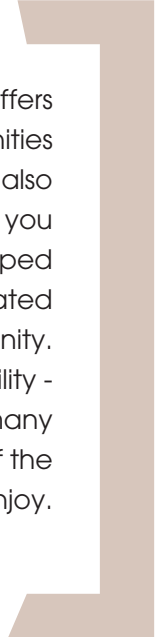
The throb and hum of the city here is relentless, constant.

Yet, amidst all the action is a dwelling place that is not affected by the chaos outside.






The buzzing
outdoors.
Eternal calm
at home



While House of Ambal offers you proximity to amenities and services, it also welcomes you smartly landscaped areas, specially created to lend an air of serenity. Experience tranquility - something that not many residing in the heart of the city get to enjoy.





Walk down
to catch
a concert.
Walk in to
a world of
amenities.

With the city's best auditoriums, theatre halls, schools, libraries and cultural centres at arm's length, House of Ambal offers you a life that is rich, culturally and socially. The amenities inside House of Ambal pamper you no less. Work out at the fully equipped gym or entertain guests at the multipurpose hall.

A modern bedroom with wood-paneled walls. A bed with a patterned grey and white duvet and a teal blanket is positioned on the right. A window with wooden blinds is above the bed. A nightstand with a lamp is next to the bed. A doorway in the center leads to another room. A dark wood door is on the left. A low wooden table with books is in the foreground. The text "Activity all around. Blissful sleep at home" is centered in a white bracket.

Activity
all around.
Blissful sleep
at home



Artist impression

Step into our aesthetically designed bedrooms, sufficient enough to hold all your dreams! House of Ambal offers 2, 2.5 and 3 BHK apartments, ranging from 1211 to 2483 square feet.

Structure

- The building is R.C.C framed structure with Blocks /Fly-ash bricks masonry wall.

Flooring

- Foyer, Living & dining - Good Quality Vitrified Tiles 800x800mm *
- Bed rooms - 600 x 600mm Vitrified Tiles (Somany Double charged)*
- Kitchen - 600 x 600mm Vitrified Tiles (Somany Double charged)*
- Balconies - Anti skid tiles (Somany)*
- Staircase & Lobbies - Vitrified Tiles /Nature stone*
- Car parking - Granolithic flooring *
- Drive way - Paver blocks*
- Bathroom - Floors: Anti skid Tiles (300x300mm)*
Wall tiles: Ceramic Tiles (300x450mm) upto 7'ht in all areas (Somany)*
- Utility area - Floors: Anti skid Tiles (300x300mm)*
Walls: ceramic tiles (300x450mm) up to 3'0"ht. (Somany)*

Doors

- Main doors - Solid wood frame Flush door with both sides teak Veneer finish and Melamine polish*
- Bed room doors - Solid wood frames with Flush door with laminate finish*
- Bathroom doors - Solid wood frames with Flush Door of BWP grade*
- Locks / Hardware - Dorset*





Windows

- All rooms shall have UPVC sliding windows with 5mm clear float glass and necessary hardware (Wintech)*
- Bath room ventilators shall be UPVC with Exhaust Provision (Wintech)*
- Grills — Mild steel half grills grouted on wall enamel paint finish as per Architects design*
- Balcony doors shall have UPVC Sliding glass door (Wintech)*

Electrical

- All internal circuits with PVC with ISI mark.*
- ISI mark quality wire will be used for entire building (Polycab Cables)*
- Switches (Litaski)*
- Telephone point in living and all bedrooms*
- A/C point provision in Living, Dining & all bed rooms*
- Adequate Light, fan & power points as per architect's recommendation*
- All flats will have 3 phase connection with independent meters*
- DTH Cable Provision in Living and all Bedrooms*

Plumbing & Sanitary

- Concealed CPVC/UPVC pipe lines*
- CP fittings — Somany*
- Sanitary fittings — Somany*
- Shower enclosure in Master Bedroom*
- Counter Wash basin in Master Bedroom — Granite*

Kitchen

- Counter — Black Granite*
- Sink - Stainless steel sink (Nirali / Diamond)*
- Wall ceramic tiles (300x450mm) up to 2' high above counter (Somany)*

Painting

- Internal- Walls to be finished with cement based Putty and two coats of Premium Emulsion Paint (Asian)*
- External - Exterior Emulsion paint — Asian / ACE*
- Ceiling - Cement Paint *

Lifts

- 1 Nos. Johnson Lift (8 Passengers)*





Artist impression

Security

- Video entry Phone*
- Security Cabin*

Back- Up Power

- Limited Power DG back up of 5kva/Flat and for common areas lights, lifts and pumps. *

Air Conditioning

- AC Copper pipe & Drain pipe routing only.

General Amenities

- Landscape on all suitable open spaces & pavements with paver blocks as per architects design.
- Covered car parking/Reserved open parking*
- Underground sump*
- Compound wall in outer periphery with gate*
- Common Servant Toilet.

Special Features

- Gym* • Multipurpose Hall*

Note: * Equivalent.



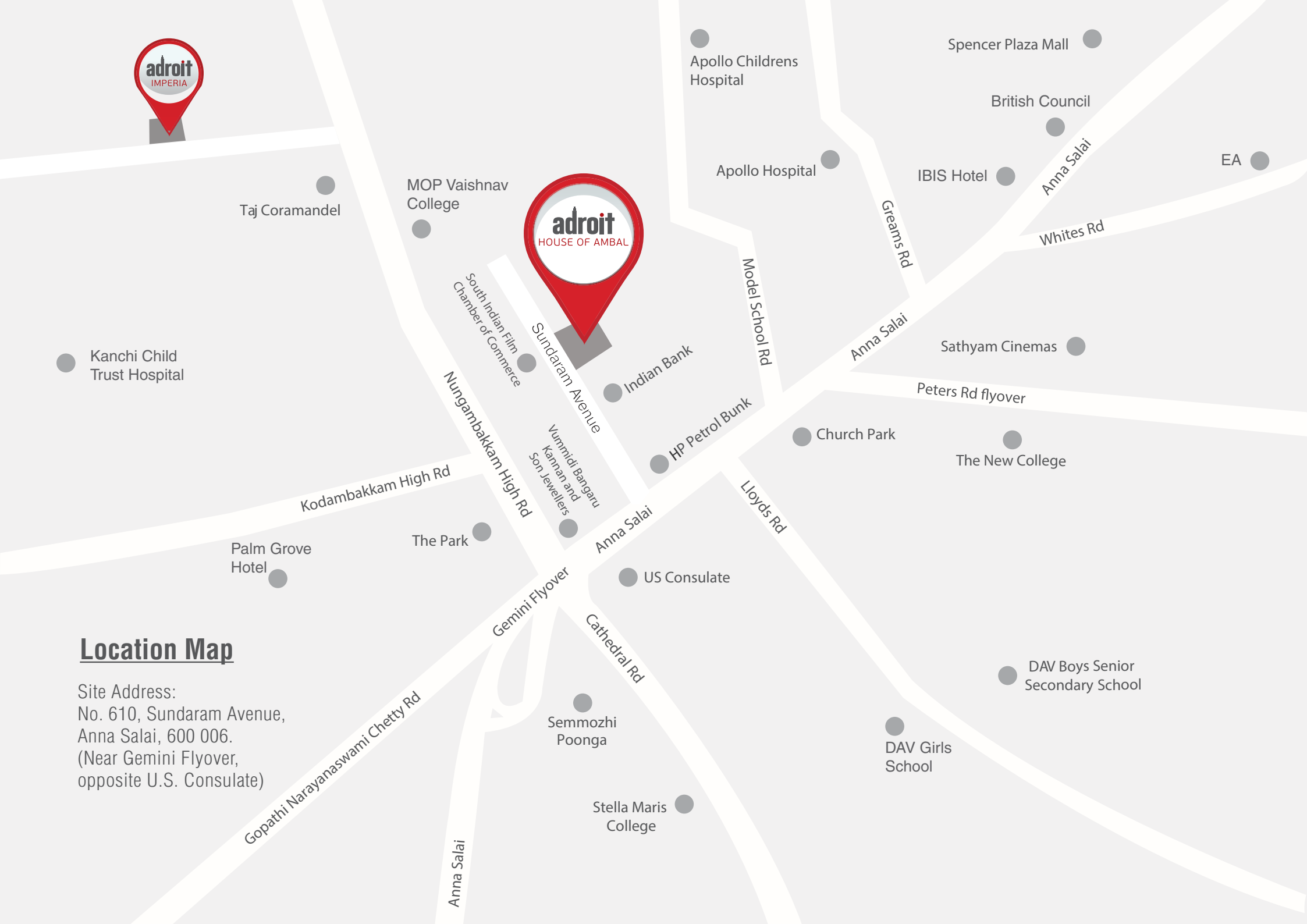
A hub of activity outside. A peaceful meal at home.



Artist impression

Life in the fast lane of chennai. Rest in the lap of sophistication.





Location Map

Site Address:
No. 610, Sundaram Avenue,
Anna Salai, 600 006.
(Near Gemini Flyover,
opposite U.S. Consulate)

[THE ADROIT STORY]

Adroit is a name synonymous with transparency and efficiency. We are building close to 1000 homes across Chennai & Coimbatore ranging from 600 to 5000 sq.ft. between 28L to 15C.

All our projects are Vaastu compliant with clear and transparent dealings. The brilliance of our architects is matched only by the integrity and transparency of our processes. Our execution is precision driven - which means that we take every minor detail into consideration to ensure that our properties are maintenance free. All these values are born of our mantra: Ahead Thinking, the progressive thought that powers the innovation behind our buildings.

At Adroit, we travel along with our customers all through the journey in discovering their happy homes.

[OTHER PROJECTS] CHENNAI



Efficiently designed spaces - Located on Thalambur Main Road, just 10 minutes away from Sholinganallur, District S is all about efficient design and the judicious use of space. Each one of these 394 - 1, 2, 2.5 & 3 BHK apartments come with features that make living life in the fast lane a real breeze.



Land of choices- Artistica is on Shoilinganallur main road, OMR - a location on the verge of massive development. Live in the fastest developing locality in Chennai with access to malls, hospitals, restaurants and even the beach via ECR. Also you get to choose from 124 - 3 BHK apartments, penthouses with private sea view Jacuzzi & town houses with private terrace gardens.

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SIRIUS

Journey to the center of everything-One of its most attractive features is its location, at T.Nagar - at the center of everything. That is what makes it a home that is truly built around. These 7 -3 & 4 BHK fully air-conditioned apartments are contemporary & elegant. Live close to a place that is full of life and a paradise for shoppers who love to bargain. In addition there are schools, hospitals, hotels and more, so your life will never lack anything.

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IMPERIA

A life, less ordinary - Situated in the heart of Chennai's most preferred location, Nugambakkam. These dream apartments are the epitome of luxury! When you live at Imperia, you live in the best locality in the city and you are sure to be the envy of everyone in the rest of Chennai. Adroit Imperia comes with 5 premium - 3 & 4 BHK, fully air-conditioned apartments. Be a part of all the happening events at all the best hotels and restaurants, live within reach of the best schools and hospitals, get access to exclusive high-end grocery stores, bakeries and patisseries and live the life nobody can dream of.

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SCULPTRA

Sculptred to perfection - Centrally located, yet tucked away from the buzzing activity of the city, Adriot Sculptra with its 6 premium - 3 & 4 BHK fully air-conditioned apartments, is located on Oliver road which connects Alwarpet and Mylapore - 2 lively locations in Chennai. It is perfectly situated close to some of the most prominent landmarks of Chennai such as Lifestyle Home Centre, St. Isabel's Hospital, Kauvery Hospital, E-Zone, Anjaneya Temple, Luz Church and more.

[COIMBATORE]

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ALTIUS

Art of living with pride - A premium residential property in Sidhapudhur, close to Gandhipuram - the heart of Coimbatore. With 43 - 2 & 3 BHK apartments, gym, terrace garden and multi-purpose hall, Altius draws inspiration from the art of the Zen, making of an ingredient many take for granted - space. Soaring to the skies, this could be your own piece of heaven.

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Gemini, Anna Salai

Site Address: 610, Sundaram Avenue, Anna Salai, 600 006 (Near Gemini Flyover, opposite U.S Consulate General)
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